HOUSING MARKET INFORMATION

RENTAL MARKET REPORT

Ottawa-Gatineau[1] CMA (Ontario)

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: 2016

The overall vacancy rate*...

DECREASED to

3.0%

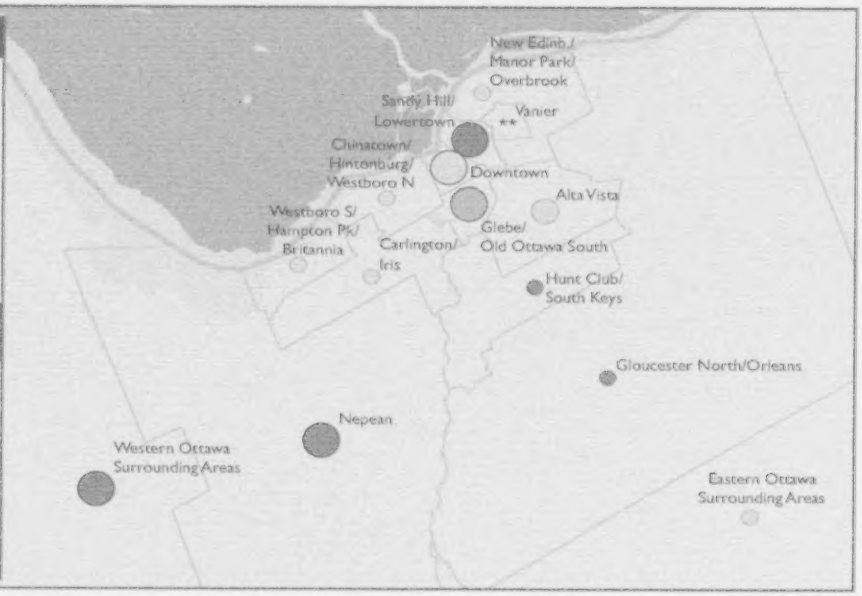
- Below CMA
- Similar to CMA
- Above CMA

The average rent is*...

$1,073

UP by 2.1%

- Below CMA
- Similar to CMA
- Above CMA



PRIMARY RENTAL MARKET *(by bedroom type)*

Bachelor	One bedroom	Two bedroom	Three or more bedrooms
2.4%	2.8%	3.0%	**
Vacancy Rate	Vacancy Rate	Vacancy Rate	Vacancy Rate
$812 Avg. Rent	$982 Avg. Rent	$1,201 Avg. Rent	$1,457 Avg. Rent

"Ottawa's rental vacancy rate drops on stronger demand conditions despite rising supply for both purpose-built and condominium apartments offered for rent."

Anne-Marie Shaker
Senior Market Analyst, CMHC

*CMHC collects data on the primary and secondary rental market annually, in the fall. These data refer to the primary rental market, which only includes rental units in privately-initiated apartment structures containing at least three rental units. The secondary rental market covers rental dwellings that were not originally purpose-built for the rental market, including rental condominiums. The primary vacancy rate and rent level is based on all surveyed structures, while the rent increase is based only on structures common to the survey sample in both the current and previous year.

[1] Ontario part of Ottawa-Gatineau CMA

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Key analysis findings

- Stronger growth in demand relative to supply pushed the vacancy rate down in 2016
- The average fixed sample rent for two-bedroom apartments increased 2.1 per cent from 2015
- Increased demand for rental condominiums pushed down their vacancy rate

Tighter rental market conditions in Ottawa this year

According to the results of the Rental Market Survey conducted in October 2016, the purpose-built apartment vacancy rate in Ottawa declined to 3.0 per cent from 3.4 per cent in October 2015. The tighter vacancy rate was mainly due to stronger demand conditions.

Demand and supply factors

Purpose-built apartment rental supply rose by an estimated 439 units, but demand rose by 669 units, outpacing the supply increase. Steady population growth bolstered by rising net migration levels, and stronger job and income growth, supported both rental and ownership demand this year. Estimates of Ottawa's 15+ population in September rose by 1.3 per cent relative to 2015, while overall employment trended up two per cent, with all the growth stemming from full-time jobs, as part-time employment retreated. A more important driver for the rental market was full-time employment of the 15-24 age group which grew sharply at eight per cent over the same period last year. Youth employment is usually strongly associated with rental market activity as more young adults landing jobs encourages the formation of renter households. The ongoing weakness in the employment of those aged 25-44 also supported the rental market as some members of this group delayed homeownership demand.

To June international immigration[2] levels to the Ottawa-Gatineau[3] CMA rose 62 per cent compared to 2015; this is an estimated 1,400 additional households[4] moving to the area. Another important source of rental demand in Ottawa are international students and temporary foreign workers. Ontario saw a 57 per cent increase in international student permits[5] granted in the first half of the year compared to 2015. This increase should trickle to educational institutions across the province including Ottawa. Although Ottawa's share of Ontario's intake of temporary foreign workers has been declining in recent years, the number remains fairly sizable estimated at an average 700 persons per year over the last five years. Most newcomers are more likely to choose rental units as a home upon arrival.

In terms of vacancy rates by rent quintiles, these were highest at the lowest and highest ends of the market. However, activity at the higher end of the market tightened this year relative to 2015 pointing to rising demand for higher priced units.

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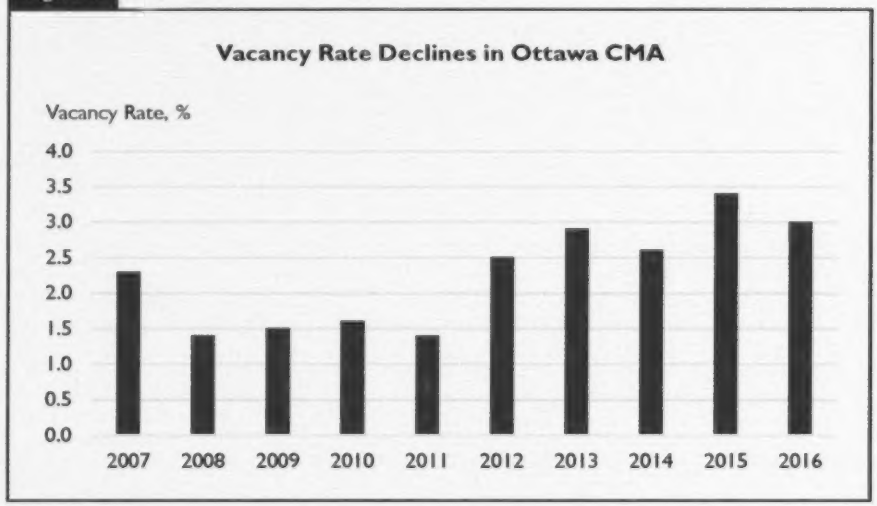
Figure 1



Source: CMHC, Rental Market Survey 2007-2016, Purpose-built apartments in structures of 3 + units.

[2] Immigration, Refugees and Citizenship Canada, Open data.
[3] Data is for Ontario and Quebec parts of the Ottawa-Gatineau CMA.
[4] According to Statistics Canada's 2011 National Household Survey, Immigrant households are approximately 3.3 persons per household.
[5] Immigration, Refugees and Citizenship Canada, preliminary estimates for 2015 and 2016

Emphasising the increased demand at the higher end of the market is that the condominium vacancy rate also declined. Condominiums typically compete with purpose-built units with higher rents.

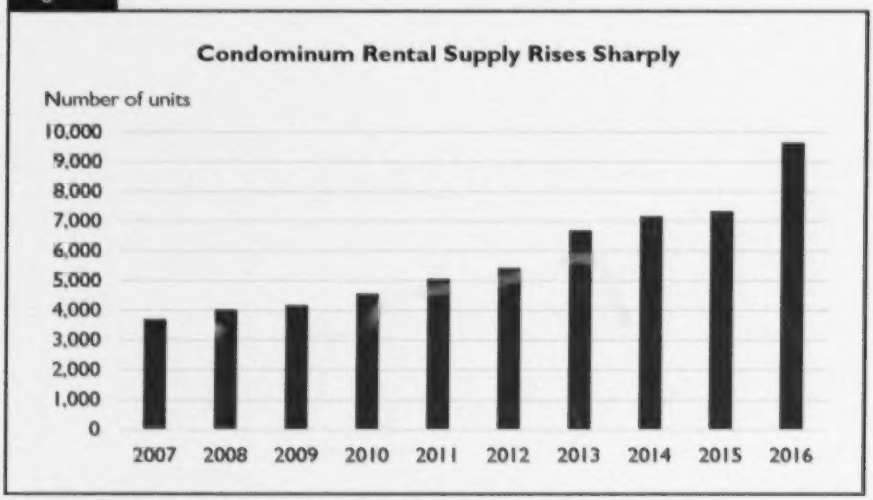
Looking at vacancy rates by bedroom type, these were highest for bachelor units. Bachelor units also had the highest turnover rate with just over a quarter of units changing hands between October 2015 and October 2016. Bachelor units are the choice of some students and temporary workers, which could explain their higher turnover rate, as this segment of the population is more likely to move more often.

The largest decline in area vacancy rates was for Gloucester/Eastern areas, last year this area recorded high vacancy rates, but adjusted down this year. Other areas saw shifts in vacancy rates but these shifts were not statistically significant.

Muted activity for purpose-built townhomes

Activity was unchanged from 2015 for purpose-built townhomes. Their universe declined by about 200 units, and the vacancy rate change was not statistically significant. Very little new construction of purpose-built townhome rentals has been taking place in Ottawa over the last few years as rental townhomes compete directly with homeownership demand of such units which has been fairly robust due to townhomes' relative affordability.

Figure 2



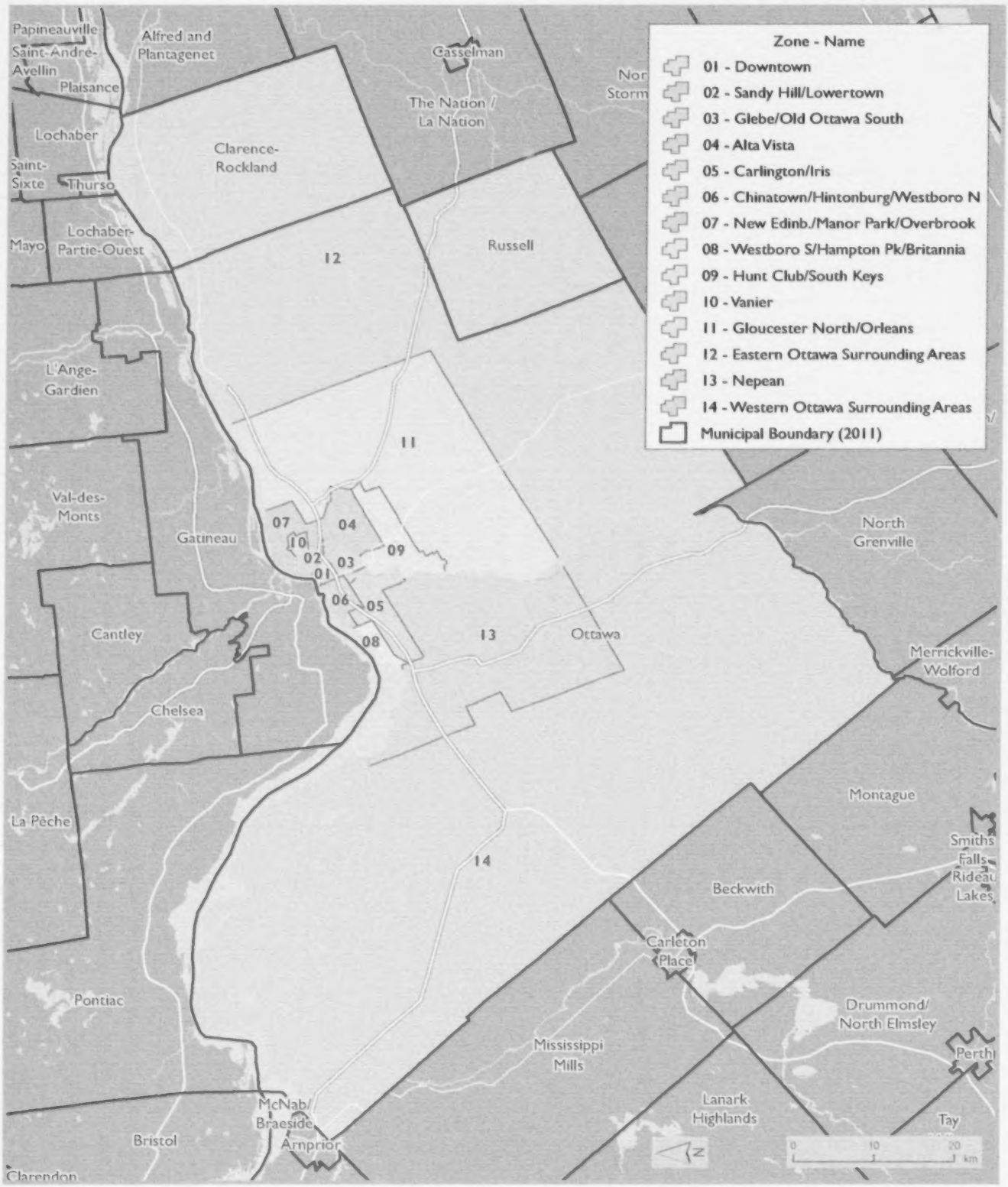
Source: CMHC, Rental Market Survey, 2007-2016

Average rents rose at a slower pace this year

The fixed sample average rent for a two-bedroom apartment increased 2.1 per cent this year, lower than the 3.1 per cent increase recorded last year. Average rents for all bedroom counts rose in line with the two per cent Ontario rent increase guideline. Landlords having increased rents at a stronger rate last year and facing greater competition from condominiums offered for rent, may have seen little reason to veer off from the rent increase guideline. Slower rent growth this year could have played a role in some households' decision to start renting or remain in their rental accommodations longer. While homeownership in Ottawa is relatively affordable, rental costs remain lower than ownership costs especially for single-income households, thereby supporting the rental market.

Condominium demand grew sharply

This year there were an additional 2,304 condominiums offered for rent compared to 2015, but the number of occupied units rose by 2,389, so that demand outpaced supply slightly. There were no significant changes in average rents regardless of bedroom count for condominiums compared to 2015 as condominium supply rose sharply this year. In addition, while there was a significant gap between the average rent ($1,551) of a two-bedroom condominium unit and the same bedroom count average rent ($1,207) in the purpose-built segment, the average rent of a two-bedroom condominium was slightly lower than purpose-built average rents in structures built between 1990-2004, and significantly lower than similar units in structures built after 2005 ($1,620) supporting demand for rental condominium apartments.


Zone - Name
01 - Downtown
02 - Sandy Hill/Lowertown
03 - Glebe/Old Ottawa South
04 - Alta Vista
05 - Carlington/Iris
06 - Chinatown/Hintonburg/Westboro N
07 - New Edinb./Manor Park/Overbrook
08 - Westboro S/Hampton Pk/Britannia
09 - Hunt Club/South Keys
10 - Vanier
11 - Gloucester North/Orleans
12 - Eastern Ottawa Surrounding Areas
13 - Nepean
14 - Western Ottawa Surrounding Areas
Municipal Boundary (2011)
Papineauville
Saint-Andre-Avellin
Plaisance
Alfred and Plantagenet
Gasselman
The Nation / La Nation
Lochaber
Clarence-Rockland
Saint-Sixte
Thurso
Lochaber-Partie-Ouest
Mayo
Russell
L'Ange-Gardien
Val-des-Monts
Gatineau
Cantley
Chelsea
La Pêche
Pontiac
Bristol
Clarendon
McNab/Braeside
Arnprior
Mississippi Mills
Lanark Highlands
Tay
Perth
Drummond/North Elmsley
Carleton Place
Beckwith
Smiths Falls
Rideau Lakes
Montague
Merrickville-Wolford
North Grenville
Ottawa
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RMS ZONE DESCRIPTIONS - OTTAWA-GATINEAU CMA (ONTARIO PORTION)	
Zone 1	**Downtown** - Bounded by Queensway (south), Bronson (west), Ottawa River (north), Rideau Canal (east).
Zone 2	**Sandy Hill/Lowertown** - Includes Sandy Hill and Lowertown.
Zone 3	**Glebe/Old Ottawa South** -Includes the Glebe and Old Ottawa South.
Zone 4	**Alta Vista** - Includes Alta Vista
Zone 5	**Carlington/Iris** - Includes the area south of Carling Ave., west of Bronson and the Rideau River and north of Beatrice (Carlington and Iris).
Zone 6	**Chinatown/Hintonburg/Westboro North** - Includes Chinatown, Hintonburg and Westboro north of Richmond Rd.
Zone 7	**New Edinburgh/Manor Park/Overbrook** - Includes New Edinburgh, Manor Park and Overbrook.
Zone 8	**Westboro South/Hampton Park/Britannia** - Includes Westboro South, Hampton Park and Britannia.
Zone 9	**Hunt Club/South Keys** - Includes Hunt Club and South Keys
Zones 1-9	**Former City of Ottawa**
Zone 10	**Vanier** - Includes Vanier.
Zone 11	**Gloucester North/Orleans** - Includes the former municipality of Gloucester.
Zone 12	**Eastern Ottawa Surrounding Areas** - Includes the former municipalities of Cumberland, Clarence-Rockland, Russell and Osgoode.
Zones 11-12	**Gloucester and Eastern Areas**
Zone 13	**Nepean** - Includes the former municipality of Nepean.
Zone 14	**Western Ottawa Surrounding Areas** - Includes the former municipalities of Kanata, West Carleton, Goulbourn and Rideau.
Zones 13-14	**Nepean and Western Areas**
Zones 1-14	**Ottawa-Gatineau CMA (Ontario portion)**

CONDOMINIUM SUB AREA DESCRIPTIONS - OTTAWA-GATINEAU CMA (ONTARIO PORTION)	
Sub Area 1	**Downtown** includes RMS Zone 1 (Downtown); Zone 2 (Sandy Hill/Lowertown); and Zone 3 (Glebe/Old Ottawa South).
Sub Area 2	**Inner Suburbs** includes RMS Zone 4 (Alta Vista); Zone 6 (Chinatown/Hintonburg/Westboro North); Zone 7 (New Edinburgh/Manor Park/Overbrook); Zone 8 (Westboro South/Hampton Park/Britannia); and Zone 10 (Vanier).
Sub Area 3	**Outer Suburbs** includes RMS Zone 5 (Carlington/Iris); Zone 9 (Hunt Club/South Keys); Zone 11 (Gloucester North/Orleans); Zone 12 (Eastern Ottawa Surrounding Areas; Zone 13 (Nepean); Zone 14 (Western Ottawa Surrounging Areas.
Sub Areas 1-3	**Ottawa-Gatineau CMA (Ontario portion)**

NOTE: Refer to RMS Zone Descriptions page for detailed zone descriptions.

RENTAL MARKET REPORT TABLES

Available in ALL Rental Market Reports

Private Apartment Data:

1.1.1 Vacancy Rates (%) by Zone and Bedroom Type
1.1.2 Average Rents ($) by Zone and Bedroom Type
1.1.3 Number of Units in the Universe by Zone and Bedroom Type
1.1.4 Availability Rates (%) by Zone and Bedroom Type
1.1.5 Estimate of Percentage Change (%) of Average Rent by Zone and Bedroom Type
1.1.6 Turnover Rates (%) by Zone and Bedroom Type
1.2.1 Vacancy Rates (%) by Year of Construction and Bedroom Type
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1.2.3 Turnover Rates (%) by Year of Construction and Bedroom Type
1.3.1 Vacancy Rates (%) by Structure Size and Bedroom Type
1.3.2 Average Rents ($) by Structure Size and Bedroom Type
1.3.3 Vacancy Rates (%) by Structure Size and Zone
1.3.4 Turnover Rates (%) by Structure Size and Bedroom Type
1.4 Vacancy Rates (%) by Rent Range and Bedroom Type

Available in SELECTED Rental Market Reports

Private Row (Townhouse) Data:

2.1.1 Vacancy Rates (%) by Zone and Bedroom Type
2.1.2 Average Rents ($) by Zone and Bedroom Type
2.1.3 Number of Units in the Universe by Zone and Bedroom Type
2.1.4 Availability Rates (%) by Zone and Bedroom Type
2.1.5 Estimate of Percentage Change (%) of Average Rent by Zone and Bedroom Type
2.1.6 Turnover Rates (%) by Zone and Bedroom Type

Private Apartment and Row (Townhouse) Data:

3.1.1 Vacancy Rates (%) by Zone and Bedroom Type
3.1.2 Average Rents ($) by Zone and Bedroom Type
3.1.3 Number of Units in the Universe by Zone and Bedroom Type
3.1.4 Availability Rates (%) by Zone and Bedroom Type
3.1.5 Estimate of Percentage Change (%) of Average Rent by Zone and Bedroom Type
3.1.6 Turnover Rates (%) by Zone and Bedroom Type

Available in the Halifax, Quebec, Montreal, Gatineau, Ottawa, Toronto, Hamilton, Kitchener-Cambridge-Waterloo, London, Winnipeg, Regina, Saskatoon, Edmonton, Calgary, Kelowna, Vancouver and Victoria Reports

Rental Condominium Apartment Data

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4.1.2 Rental Condominium Apartments and Private Apartments in the RMS - Average Rents ($) by Bedroom Type
4.1.3 Rental Condominium Apartments - Average Rents ($) by Bedroom Type
4.2.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%) by Building Size
4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate by Project Size

Available in the St. John's, Halifax, Quebec, Montreal, Ottawa, Barrie, Toronto, Hamilton, St. Catharines-Niagara, Windsor, Winnipeg, Regina, Saskatoon, Calgary, Edmonton, Kelowna, Abbotsford-Mission, Vancouver and Victoria Reports

Secondary Rented Unit Data

5.1 Secondary Rented Unit Average Rents ($) by Dwelling Type
5.2 Estimated Number of Households in Other Secondary Rented Units by Dwelling Type

1.1.1 Private Apartment Vacancy Rates (%) by Zone and Bedroom Type Ottawa-Gatineau CMA (Ont. Part)

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Downtown	1.9 b	1.4 a	2.5 a	1.7 a	1.9 b	2.6 b	**	3.8 d	2.3 a	1.9 a
Sandy Hill/Lowertown	3.8 c	3.9 c	2.9 a	4.0 a	5.7 c	2.1 c	**	**	3.8 b	3.4 c
Glebe/Old Ottawa South	3.5 c	**	**	3.9 a	1.0 a	2.1 c	**	**	1.8 a	3.0 c
Alta Vista	0.7 a	2.4 a	4.2 c	1.8 c	4.0 b	1.9 b	**	**	4.1 b	1.9 b
Carlington/Iris	**	1.4 a	2.7 a	2.0 a	3.0 b	2.7 b	**	5.0 d	2.9 a	2.3 a
Chinatown/Hintonburg/Westboro N	2.0 b	1.8 b	1.5 a	1.8 b	1.9 b	1.7 c	**	2.3 c	1.7 a	1.8 a
New Edinb./Manor Park/Overbrook	0.5 b	0.0 a	3.6 b	2.1 c	5.3 c	3.6 c	**	**	4.6 b	2.6 b
Westboro S/Hampton Pk/Britannia	1.7 b	2.4 b	2.4 a	1.9 a	2.5 a	1.6 a	1.2 a	2.7 a	2.3 a	1.9 a
Hunt Club/South Keys	**	0.9 a	4.0 a	2.5 a	3.7 c	3.7 a	**	17.0 d	3.6 c	3.5 a
Former City of Ottawa	2.2	2.1	2.9	2.3	3.3	2.4	4.5	3.6	3.0	2.3
Vanier	**	**	3.8 c	5.4 d	3.7 c	4.2 c	5.0 d	**	3.9 c	**
Gloucester North/Orleans	**	**	2.2 b	1.3 a	8.1 d	5.6 d	18.1 d	4.2 b	7.1 d	4.0 d
Eastern Ottawa Surrounding Areas	**	**	0.0 a	1.4 a	2.0 a	2.6 a	**	**	1.6 a	2.2 a
Gloucester/Eastern Areas	**	0.0 a	2.0 b	1.3 a	7.3 d	5.2 d	18.0 d	4.2 b	6.5 d	3.8 d
Nepean	4.6 c	5.8 c	5.0 c	4.5 c	5.6 c	5.0 c	3.6 c	**	5.2 c	5.2 c
Western Ottawa Surrounding Areas	**	**	2.1 c	9.6 d	2.3 c	1.5 c	**	**	2.2 c	5.3 d
Nepean/Western Areas	4.6 c	5.8 c	4.3 c	6.1 d	4.9 c	4.2 c	3.4 c	**	4.6 c	5.2 c
Ottawa-Gatineau CMA (Ont. Part)	**2.3**	**2.4**	**3.0**	**2.8**	**3.8**	**3.0**	**5.7**	**	**3.4**	**3.0**

1.1.2 Private Apartment Average Rents ($) by Zone and Bedroom Type Ottawa-Gatineau CMA (Ont. Part)

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Downtown	830 a	828 a	1,071 a	1,081 a	1,441 a	1,467 a	1,629 b	1,648 b	1,134 a	1,149 a
Sandy Hill/Lowertown	792 a	823 a	1,074 a	1,040 a	1,323 a	1,312 a	1,705 b	1,680 b	1,116 a	1,115 a
Glebe/Old Ottawa South	775 a	842 a	1,012 a	1,005 a	1,262 a	1,294 a	1,475 a	1,579 a	1,134 a	1,153 a
Alta Vista	805 a	819 a	924 a	958 a	1,134 a	1,210 a	1,525 b	1,705 b	1,035 a	1,078 a
Carlington/Iris	804 a	801 a	908 a	909 a	1,086 a	1,089 a	1,282 a	1,301 a	984 a	983 a
Chinatown/Hintonburg/Westboro N	770 a	790 a	940 a	963 a	1,237 b	1,280 b	1,615 b	1,771 b	1,020 a	1,047 a
New Edinb./Manor Park/Overbrook	771 a	775 a	979 a	939 a	1,247 b	1,113 a	1,334 a	1,373 a	1,107 a	1,028 a
Westboro S/Hampton Pk/Britannia	813 a	818 a	934 a	946 a	1,126 a	1,131 a	1,230 a	1,267 a	1,009 a	1,017 a
Hunt Club/South Keys	735 b	846 c	882 a	891 a	1,029 a	1,055 a	**	**	972 a	988 a
Former City of Ottawa	803 a	816 a	980 a	985 a	1,203 a	1,217 a	1,478 a	1,554 a	1,060 a	1,070 a
Vanier	643 a	686 a	842 a	782 a	960 a	971 a	1,178 a	1,220 a	908 a	875 a
Gloucester North/Orleans	806 c	802 b	922 a	930 a	1,064 a	1,069 a	1,173 a	1,211 a	1,025 a	1,035 a
Eastern Ottawa Surrounding Areas	**	**	869 a	876 a	932 a	906 a	**	**	916 a	896 a
Gloucester/Eastern Areas	802 b	796 a	918 a	925 a	1,046 a	1,047 a	1,173 a	1,211 a	1,013 a	1,019 a
Nepean	870 a	886 a	960 a	1,004 a	1,128 a	1,170 a	1,260 a	1,291 a	1,070 a	1,116 a
Western Ottawa Surrounding Areas	**	**	1,315 a	1,499 a	1,453 a	1,725 a	**	**	1,416 a	1,625 a
Nepean/Western Areas	869 a	887 a	1,017 a	1,160 a	1,205 a	1,302 a	1,276 a	1,297 a	1,136 a	1,241 a
Ottawa-Gatineau CMA (Ont. Part)	**801** a	**812** a	**972** a	**982** a	**1,174** a	**1,201** a	**1,390** a	**1,457** a	**1,056** a	**1,073** a

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

1.1.3 Number of Private Apartment Units in the Universe by Zone and Bedroom Type Ottawa-Gatineau CMA (Ont. Part)

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Downtown	1,523	1,529	5,023	5,035	2,098	2,076	231	240	8,875	8,880
Sandy Hill/Lowertown	919	945	2,885	2,902	1,699	1,692	401	410	5,904	5,949
Glebe/Old Ottawa South	196	196	1,531	1,534	1,270	1,280	208	216	3,205	3,226
Alta Vista	190	190	3,708	3,709	3,483	3,486	328	330	7,709	7,715
Carlington/Iris	490	489	3,269	3,270	2,743	2,758	204	213	6,706	6,730
Chinatown/Hintonburg/Westboro N	643	640	2,309	2,326	1,154	1,176	143	144	4,249	4,286
New Edinb./Manor Park/Overbrook	228	230	1,269	1,269	1,567	1,566	150	165	3,214	3,230
Westboro S/Hampton Pk/Britannia	436	437	2,708	2,711	2,293	2,296	169	169	5,606	5,613
Hunt Club/South Keys	113	114	1,005	1,005	1,027	1,035	135	73	2,280	2,227
Former City of Ottawa	4,738	4,770	23,707	23,761	17,334	17,365	1,969	1,960	47,748	47,856
Vanier	169	171	1,808	1,809	1,818	1,824	202	205	3,997	4,009
Gloucester North/Orleans	115	117	835	833	1,510	1,533	231	230	2,691	2,713
Eastern Ottawa Surrounding Areas	2	2	64	70	254	268	13	13	333	353
Gloucester/Eastern Areas	117	119	899	903	1,764	1,801	244	243	3,024	3,066
Nepean	151	151	1,693	1,693	2,661	2,660	335	335	4,840	4,839
Western Ottawa Surrounding Areas	2	2	545	743	712	792	10	10	1,269	1,547
Nepean/Western Areas	153	153	2,238	2,436	3,373	3,452	345	345	6,109	6,386
Ottawa-Gatineau CMA (Ont. Part)	**5,177**	**5,213**	**28,652**	**28,909**	**24,289**	**24,442**	**2,760**	**2,753**	**60,878**	**61,317**

1.1.4 Private Apartment Availability Rates (%) by Zone and Bedroom Type Ottawa-Gatineau CMA (Ont. Part)

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Downtown	2.7 b	2.4 b	4.4 c	3.0 a	3.4 c	4.1 c	**	**	3.8 b	3.3 b
Sandy Hill/Lowertown	4.4 c	4.7 c	5.2 b	5.1 c	7.3 c	2.6 c	**	**	5.6 b	4.3 b
Glebe/Old Ottawa South	5.8 c	**	2.6 a	6.4 c	2.1 c	3.5 d	**	**	2.8 c	4.7 c
Alta Vista	2.0 c	3.5 d	7.4 b	4.6 b	6.9 a	4.1 b	11.7 d	**	7.1 b	4.3 b
Carlington/Iris	3.8 d	3.7 c	4.8 b	3.1 b	5.0 c	4.4 b	**	**	4.8 b	3.8 b
Chinatown/Hintonburg/Westboro N	4.2 c	3.3 b	2.7 b	3.7 b	2.3 b	3.0 c	**	4.1 d	2.8 b	3.5 b
New Edinb./Manor Park/Overbrook	2.7 c	0.7 a	5.2 b	4.2 c	7.3 b	5.6 c	**	**	6.5 b	4.4 b
Westboro S/Hampton Pk/Britannia	3.6 c	4.4 c	4.7 a	3.7 b	4.1 c	2.9 c	1.7 a	3.8 b	4.3 a	3.4 a
Hunt Club/South Keys	**	3.8 b	7.2 c	4.5 a	6.0 c	5.7 a	**	17.0 a	6.2 c	5.5 a
Former City of Ottawa	3.5 b	3.3 b	4.9 c	4.0 a	5.1 c	4.0 a	6.1 c	4.6 c	4.9 c	4.0 a
Vanier	**	**	4.8 c	5.9 d	**	4.9 c	**	**	5.7 c	7.2 c
Gloucester North/Orleans	**	2.3 c	4.8 b	4.5 b	10.8 c	7.4 c	20.5 a	6.9 a	9.7 b	6.4 c
Eastern Ottawa Surrounding Areas	**	**	0.0 a	5.6 b	3.6 a	2.6 c	**	**	2.9 a	3.3 c
Gloucester/Eastern Areas	**	2.3 c	4.5 b	4.6 b	9.8 b	6.8 c	20.4 b	6.9 b	9.0 b	6.0 c
Nepean	6.6 a	6.4 b	9.4 a	7.4 b	9.6 a	7.0 c	7.1 b	**	9.2 a	7.5 b
Western Ottawa Surrounding Areas	**	**	3.6 d	11.4 a	3.7 b	1.7 a	**	**	3.6 b	6.2 b
Nepean/Western Areas	6.5 a	6.4 a	8.0 a	8.7 b	8.3 a	5.8 b	6.8 a	**	8.1 a	7.2 b
Ottawa-Gatineau CMA (Ont. Part)	**3.6 b**	**3.7 a**	**5.2 a**	**4.5 a**	**6.0 a**	**4.5 a**	**7.8 a**	**8.0 c**	**5.5 a**	**4.6 a**

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

1.1.5 Private Apartment Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type
Ottawa-Gatineau CMA (Ont. Part)

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14 to Oct-15	Oct-15 to Oct-16	Oct-14 to Oct-15	Oct-15 to Oct-16	Oct-14 to Oct-15	Oct-15 to Oct-16	Oct-14 to Oct-15	Oct-15 to Oct-16	Oct-14 to Oct-15	Oct-15 to Oct-16
Downtown	2.7	++	1.9	3.1	2.1	3.1	++	++	1.9	2.7
Sandy Hill/Lowertown	2.5	2.7	2.1	++	**	++	++	++	1.3	**
Glebe/Old Ottawa South	1.4	4.2	4.4	++	3.2	3.5	3.4	**	2.9	2.2
Alta Vista	0.9	1.2	3.4	1.9	3.7	1.1	4.1	2.3	3.5	1.5
Carlington/Iris	3.8	3.7	3.7	1.2	**	++	++	++	4.1	0.8
Chinatown/Hintonburg/Westboro N	1.6	4.0	3.5	2.9	3.1	3.7	2.6	2.6	3.1	2.9
New Edinb./Manor Park/Overbrook	++	3.9	2.3	3.9	3.6	2.4	**	1.8	2.9	3.0
Westboro S/Hampton Pk/Britannia	2.9	0.9	3.6	1.3	4.7	0.9	-0.5	++	3.9	1.4
Hunt Club/South Keys	++	**	2.4	1.1	1.7	1.5	**	**	1.0	++
Former City of Ottawa	2.4	2.5	3.0	1.9	3.5	1.8	1.3	++	2.8	1.9
Vanier	4.9	2.7	2.5	2.0	++	**	++	++	++	2.0
Gloucester North/Orleans	4.5	++	3.4	0.8	3.2	0.9	++	3.3	3.3	1.1
Eastern Ottawa Surrounding Areas	**	**	**	++	++	-1.2	**	**	++	-0.9
Gloucester/Eastern Areas	5.0	++	3.3	0.9	2.9	0.7	++	3.3	3.0	0.9
Nepean	4.5	4.5	3.6	5.0	3.3	5.0	1.5	**	3.5	5.2
Western Ottawa Surrounding Areas	**	**	++	1.6	1.0	2.2	**	**	0.5	2.2
Nepean/Western Areas	4.4	4.3	3.0	4.4	2.9	4.4	1.5	**	2.9	4.5
Ottawa-Gatineau CMA (Ont. Part)	**2.6**	**2.6**	**3.0**	**2.1**	**3.1**	**2.1**	**1.3**	**	**2.7**	**2.1**

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

1.1.6 Private Apartment Turnover Rates (%) by Zone and Bedroom Type
Ottawa CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Downtown	n/a	21.9	n/a	20.6	n/a	22.0	n/a	**	n/a	21.2
Sandy Hill/Lowertown	n/a	**	n/a	**	n/a	24.1	n/a	**	n/a	29.2
Glebe/Old Ottawa South	n/a	**	n/a	33.8	n/a	28.4	n/a	**	n/a	32.0
Alta Vista	n/a	**	n/a	24.3	n/a	**	n/a	**	n/a	26.2
Carlington/Iris	n/a	**	n/a	21.0	n/a	20.0	n/a	**	n/a	20.7
Chinatown/Hintonburg/Westboro N	n/a	22.0	n/a	19.1	n/a	15.6	n/a	**	n/a	18.8
New Edinb./Manor Park/Overbrook	n/a	26.6	n/a	19.9	n/a	**	n/a	**	n/a	**
Westboro S/Hampton Pk/Britannia	n/a	31.6	n/a	21.1	n/a	17.6	n/a	**	n/a	20.4
Hunt Club/South Keys	n/a	14.5	n/a	17.5	n/a	19.7	n/a	0.0	n/a	17.8
Former City of Ottawa	n/a	24.8	n/a	23.3	n/a	23.0	n/a	**	n/a	23.5
Vanier	n/a	**	n/a	**	n/a	**	n/a	**	n/a	16.1
Gloucester North/Orleans	n/a	29.3	n/a	21.8	n/a	17.2	n/a	**	n/a	20.3
Eastern Ottawa Surrounding Areas	n/a	**	n/a	**	n/a	24.2	n/a	**	n/a	22.5
Gloucester/Eastern Areas	n/a	29.0	n/a	21.5	n/a	18.6	n/a	**	n/a	20.5
Nepean	n/a	**	n/a	**	n/a	**	n/a	**	n/a	**
Western Ottawa Surrounding Areas	n/a	**	n/a	**	n/a	12.0	n/a	**	n/a	**
Nepean/Western Areas	n/a	**	n/a	**	n/a	**	n/a	**	n/a	**
Ottawa-Gatineau CMA (Ont. Part)	**n/a**	**24.4**	**n/a**	**22.0**	**n/a**	**21.4**	**n/a**	**	**n/a**	**22.1**

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

1.2.1 Private Apartment Vacancy Rates (%) by Year of Construction and Bedroom Type Ottawa-Gatineau CMA (Ont. Part)

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Ottawa-Gatineau CMA (Ont. Part)										
Pre 1940	4.9 a	5.1 d	2.8 a	4.6 a	3.5 a	3.2 a	** a	2.8 a	3.7 a	3.9 a
1940 - 1959	3.0 a	3.0 b	3.6 c	4.7 d	3.6 c	3.3 a	** a	** a	3.5 b	4.7 c
1960 - 1974	1.7 a	1.8 a	3.2 b	2.1 a	3.7 a	2.4 a	3.4 a	4.6 d	3.2 a	2.3 a
1975 - 1989	1.6 b	2.2 b	2.4 a	1.7 a	4.6 b	4.1 c	9.1 b	3.2 c	3.7 b	2.9 a
1990 - 2004	** a	0.0 d	2.1 b	2.4 b	2.4 b	1.3 a	** a	** a	2.3 b	1.7 a
2005+	** a	** a	2.0 c	11.8 d	4.4 c	4.1 c	** a	** a	3.4 c	8.1 c
Total	2.3 a	2.4 a	3.0 a	2.8 a	3.8 a	3.0 a	5.7 b	** a	3.4 a	3.0 a

1.2.2 Private Apartment Average Rents ($) by Year of Construction and Bedroom Type Ottawa-Gatineau CMA (Ont. Part)

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Ottawa-Gatineau CMA (Ont. Part)										
Pre 1940	716 a	766 a	968 a	975 a	1,267 a	1,268 a	1,590 b	1,618 a	1,101 a	1,120 a
1940 - 1959	745 a	757 a	876 a	870 a	1,026 a	1,058 a	1,288 b	1,285 a	942 a	951 a
1960 - 1974	825 a	834 a	968 a	972 a	1,152 a	1,176 a	1,364 a	1,436 a	1,032 a	1,044 a
1975 - 1989	836 a	836 a	959 a	965 a	1,164 a	1,149 a	1,295 a	1,297 a	1,062 a	1,056 a
1990 - 2004	988 d	869 d	1,271 c	1,246 a	1,476 b	1,485 a	** a	** a	1,382 b	1,360 b
2005+	** a	** a	1,402 b	1,530 a	1,485 a	1,775 a	1,871 a	2,012 a	1,473 a	1,682 a
Total	801 a	812 a	972 a	982 a	1,174 a	1,201 a	1,390 a	1,457 a	1,056 a	1,073 a

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

1.2.3 Private Apartment Turnover Rates (%) by Year of Construction and Bedroom Type Ottawa CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Ottawa-Gatineau CMA (Ont. Part)										
Pre 1940	n/a	**	n/a	21.0 d	n/a	20.2 d	n/a	**	n/a	20.0 d
1940 - 1959	n/a	23.7 d	n/a	18.5 d	n/a	**	n/a	**	n/a	22.8 d
1960 - 1974	n/a	23.6 d	n/a	22.3 d	n/a	18.3 d	n/a	**	n/a	21.1 d
1975 - 1989	n/a	31.2 d	n/a	23.7 d	n/a	24.2 d	n/a	**	n/a	24.4 d
1990 - 2004	n/a	**	n/a	26.6 d	n/a	20.1 d	n/a	**	n/a	22.5 d
2005+	n/a	**	n/a	**	n/a	**	n/a	**	n/a	**
Total	n/a	24.4 a	n/a	22.0 a	n/a	21.4 a	n/a	**	n/a	22.1 a

1.3.1 Private Apartment Vacancy Rates (%) by Structure Size and Bedroom Type Ottawa-Gatineau CMA (Ont. Part)

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Ottawa-Gatineau CMA (Ont. Part)										
3 to 5 Units	**	**	**	**	2.0 d	3.8 d	**	**	2.8 c	**
6 to 19 Units	5.5 d	**	3.7 c	4.4 c	4.8 b	3.4 c	**	**	4.6 b	4.2 b
20 to 49 Units	3.5 b	1.7 b	3.8 b	3.6 c	3.2 b	3.4 c	3.7 d	5.2 c	3.6 b	3.3 b
50 to 99 Units	0.9 a	2.0 b	3.3 b	2.0 a	3.4 b	3.6 c	5.9 b	4.3 d	3.1 a	2.5 a
100 to 199 Units	1.6 a	1.6 b	3.1 b	2.1 a	3.1 a	2.6 a	3.1 d	**	3.0 a	2.4 a
200+ Units	1.0 a	1.9 a	2.4 a	2.1 a	4.4 b	2.6 c	6.9 c	2.1 b	3.4 b	2.3 a
Total	2.3 a	2.4 a	3.0 a	2.8 a	3.8 a	3.0 a	5.7 b	**	3.4 a	3.0 a

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

1.3.2 Private Apartment Average Rents ($) by Structure Size and Bedroom Type Ottawa-Gatineau CMA (Ont. Part)

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Ottawa-Gatineau CMA (Ont. Part)										
3 to 5 Units	695	778	888	861	1,122	1,167	1,376	1,446	1,033	1,070
6 to 19 Units	721	699	869	848	1,075	1,083	1,437	1,457	998	989
20 to 49 Units	752	802	930	973	1,111	1,172	1,601	1,626	965	1,014
50 to 99 Units	813	814	950	980	1,138	1,239	1,169	1,406	1,002	1,055
100 to 199 Units	837	854	1,013	1,044	1,245	1,289	1,334	1,413	1,094	1,129
200+ Units	839	841	1,009	1,002	1,218	1,206	1,427	1,459	1,103	1,092
Total	801	812	972	982	1,174	1,201	1,390	1,457	1,056	1,073

1.3.3 Private Apartment Vacancy Rates (%) by Structure Size and Zone Ottawa-Gatineau CMA (Ont. Part)

Zone	3-5		6-19		20-49		50-99		100-199		200+	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Downtown	**	4.8	4.7	4.0	2.3	1.6	3.7	2.0	1.2	1.1	**	0.2
Sandy Hill/Lowertown	**	**	**	5.6	2.6	4.5	2.1	1.4	2.8	2.6	**	**
Glebe/Old Ottawa South	**	**	**	3.2	**	**	**	**	**	**	**	**
Alta Vista	**	**	**	**	**	**	5.4	**	5.6	1.1	2.5	2.3
Carlington/Iris	**	**	3.6	4.2	9.4	5.7	4.9	2.6	2.2	1.8	0.6	0.5
Chinatown/Hintonburg/Westboro N	**	3.7	2.0	1.6	4.1	4.0	0.5	0.7	1.8	1.2	**	**
New Edinb./Manor Park/Overbrook	**	**	**	**	2.3	0.6	0.6	0.5	3.4	2.9	**	**
Westboro S/Hampton Pk/Britannia	**	0.0	2.6	2.3	3.8	**	**	**	3.0	2.8	1.9	1.1
Hunt Club/South Keys	**	**	**	2.6	**	**	**	**	4.7	3.2	**	**
Former City of Ottawa	3.7	5.2	4.3	4.1	3.6	3.4	2.8	1.5	3.1	1.8	2.1	1.5
Vanier	**	**	5.3	5.6	**	4.7	**	**	**	**	**	**
Gloucester North/Orleans	**	**	3.3	**	3.3	**	3.7	1.5	0.7	0.1	**	**
Eastern Ottawa Surrounding Areas	0.0	0.0	2.4	**	**	**	**	**	-	-	-	-
Gloucester/Eastern Areas	0.0	0.0	3.0	1.9	2.0	**	3.7	2.2	0.7	0.1	**	**
Nepean	-	-	5.8	**	9.2	2.9	4.3	**	3.7	5.5	7.7	**
Western Ottawa Surrounding Areas	**	**	**	**	1.6	2.1	**	**	1.3	5.9	-	**
Nepean/Western Areas	**	**	5.9	**	4.9	2.5	4.1	**	3.0	5.6	7.7	4.8
Ottawa-Gatineau CMA (Ont. Part)	**2.8**	**	**4.6**	**4.2**	**3.6**	**3.3**	**3.1**	**2.5**	**3.0**	**2.4**	**3.4**	**2.3**

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

1.3.4 Private Apartment Turnover Rates (%) by Structure Size and Bedroom Type Ottawa CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Ottawa-Gatineau CMA (Ont. Part)										
3 to 5 Units	n/a	**	n/a	**	n/a	**	n/a	**	n/a	14.7 c
6 to 19 Units	n/a	**	n/a	18.9 d	n/a	22.4 d	n/a	**	n/a	22.1 d
20 to 49 Units	n/a	**	n/a	21.1 d	n/a	20.3 d	n/a	**	n/a	20.9 d
50 to 99 Units	n/a	**	n/a	**	n/a	**	n/a	**	n/a	**
100 to 199 Units	n/a	29.0 a	n/a	23.0 a	n/a	20.3 a	n/a	**	n/a	22.8 a
200+ Units	n/a	26.1 a	n/a	26.7 a	n/a	23.2 d	n/a	23.7 d	n/a	25.3 a
Total	n/a	24.4 a	n/a	22.0 a	n/a	21.4 a	n/a	**	n/a	22.1 a

1.4 Private Apartment Vacancy Rates (%)[1] by Rent Range and Bedroom Type Ottawa-Gatineau CMA (Ont. Part)

Rent Range	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Ottawa-Gatineau CMA (Ont. Part)										
LT $750	2.4 c	5.2 d	2.0 c	**	0.7 b	0.0 d	**	**	2.2 b	4.7 d
$750 - $899	1.9 a	1.7 b	3.7 c	3.5 c	2.3 b	1.3 d	0.0 d	**	3.0 b	2.8 b
$900 - $1049	2.9 c	2.9 c	2.3 a	1.8 a	3.1 b	3.3 c	**	**	2.6 a	2.6 a
$1050 - $1199	0.0 d	**	2.6 a	1.9 b	4.2 b	3.3 c	7.7 d	**	3.8 b	2.7 a
$1200 - $1349	**	**	4.9 d	3.9 d	4.8 b	3.4 b	9.0 c	**	5.2 b	3.6 b
$1350+	**	**	6.0 c	8.9 c	4.0 b	2.6 b	4.1 d	5.7 d	4.4 b	4.5 c
Total	2.3 a	2.4 a	3.0 a	2.8 a	3.8 a	3.0 a	5.7 b	**	3.4 a	3.0 a

[1] Vacancy rate by rent range when rents are known. For the Total, vacancy rates include all structures.

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

2.1.1 Private Row (Townhouse) Vacancy Rates (%) by Zone and Bedroom Type Ottawa-Gatineau CMA (Ont. Part)

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Downtown	-	-	**	**	**	**	**	**	**	**
Sandy Hill/Lowertown	-	-	**	**	**	**	**	**	**	**
Glebe/Old Ottawa South	-	-	**	**	**	**	6.3 a	2.3 c	5.1 a	1.9 c
Alta Vista	-	-	**	**	**	**	13.0 d	**	11.7 d	**
Carlington/Iris	-	-	-	-	**	**	**	0.7 b	**	0.4 b
Chinatown/Hintonburg/Westboro N	**	**	**	**	**	**	**	**	0.0 d	**
New Edinb./Manor Park/Overbrook	**	-	3.7 a	**	3.2 d	1.1 a	3.2 c	1.7 b	3.2 c	1.3 a
Westboro S/Hampton Pk/Britannia	-	-	-	-	**	**	**	**	**	**
Hunt Club/South Keys	-	-	-	-	**	**	5.3 a	5.3 a	5.2 a	5.2 a
Former City of Ottawa	**	**	2.7	0.0 d	2.9 c	2.4	6.8	**	5.2 c	4.8
Vanier	-	-	**	**	**	**	**	**	3.9 c	**
Gloucester North/Orleans	-	-	-	-	3.2 a	3.2 a	3.1 a	1.4 a	3.1 a	1.5 b
Eastern Ottawa Surrounding Areas	-	-	-	-	**	**	-	-	**	**
Gloucester/Eastern Areas	-	-	-	-	4.7	2.3	3.1	1.4	3.2 a	1.5
Nepean	**	**	**	**	3.9 a	4.1 d	4.0 b	4.6 c	4.0 a	4.5 c
Western Ottawa Surrounding Areas	-	-	-	-	**	**	**	**	**	**
Nepean/Western Areas	**	**	**	**	2.9	2.7	4.0	4.6	3.7	4.1
Ottawa-Gatineau CMA (Ont. Part)	**	**	3.5 d	0.0 d	3.0 a	2.5 b	4.6	4.3 d	4.1 a	3.8 d

2.1.2 Private Row (Townhouse) Average Rents ($) by Zone and Bedroom Type Ottawa-Gatineau CMA (Ont. Part)

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Downtown	-	-	**	**	**	**	**	**	**	**
Sandy Hill/Lowertown	-	-	**	**	1,266 b	1,293 c	**	1,773	1,371 d	1,521
Glebe/Old Ottawa South	-	-	**	**	**	**	1,608 a	1,567 b	1,509 a	1,474 b
Alta Vista	-	-	**	**	**	**	1,307 a	**	1,256 a	**
Carlington/Iris	-	-	-	-	**	**	1,224 b	1,291 b	1,220 b	1,248 a
Chinatown/Hintonburg/Westboro N	**	**	**	**	**	**	**	**	**	**
New Edinb./Manor Park/Overbrook	**	-	922 a	**	1,031 a	1,014 a	1,131 a	1,142 a	1,062 a	1,072 a
Westboro S/Hampton Pk/Britannia	-	-	-	-	**	**	1,273 a	**	1,255 a	1,257 b
Hunt Club/South Keys	-	-	-	-	**	**	**	1,527 a	**	1,488 a
Former City of Ottawa	**	**	939	814	1,082	1,076	1,263	1,358	1,178	1,259
Vanier	-	-	**	**	**	**	**	**	1,218 a	**
Gloucester North/Orleans	-	-	-	-	1,287 a	1,337 a	1,254 a	1,244 a	1,256 a	1,249 a
Eastern Ottawa Surrounding Areas	-	-	-	-	1,000 b	1,011 b	-	-	1,000 b	1,011 b
Gloucester/Eastern Areas	-	-	-	-	1,198	1,245	1,254	1,244	1,250 a	1,244
Nepean	**	**	**	**	1,240 a	1,283 a	1,345 a	1,360 a	1,316 a	1,344 a
Western Ottawa Surrounding Areas	-	-	-	-	**	**	**	**	**	**
Nepean/Western Areas	**	**	**	**	1,242	1,288	1,345	1,360	1,311	1,341
Ottawa-Gatineau CMA (Ont. Part)	**	**	932 a	797 b	1,172 a	1,196	1,299 a	1,332	1,254 a	1,295

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

2.1.3 Number of Private Row (Townhouse) Units in the Universe by Zone and Bedroom Type Ottawa-Gatineau CMA (Ont. Part)

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Downtown	0	0	5	5	6	6	14	14	25	25
Sandy Hill/Lowertown	0	0	6	6	26	27	32	35	64	68
Glebe/Old Ottawa South	0	0	5	5	6	7	48	47	59	59
Alta Vista	0	0	1	1	119	121	504	504	624	626
Carlington/Iris	0	0	0	0	139	138	223	223	362	361
Chinatown/Hintonburg/Westboro N	2	2	10	10	30	32	33	38	75	82
New Edinb./Manor Park/Overbrook	16	0	81	29	615	482	514	501	1,226	1,012
Westboro S/Hampton Pk/Britannia	0	0	0	0	34	34	30	30	64	64
Hunt Club/South Keys	0	0	0	0	20	20	114	114	134	134
Former City of Ottawa	18	2	108	56	995	867	1,512	1,506	2,633	2,431
Vanier	0	0	3	3	6	6	45	45	54	54
Gloucester North/Orleans	0	0	0	0	62	62	1,271	1,271	1,333	1,333
Eastern Ottawa Surrounding Areas	0	0	0	0	29	29	0	0	29	29
Gloucester/Eastern Areas	0	0	0	0	91	91	1,271	1,271	1,362	1,362
Nepean	3	3	4	4	818	809	2,562	2,561	3,387	3,377
Western Ottawa Surrounding Areas	0	0	0	0	56	56	246	246	302	302
Nepean/Western Areas	3	3	4	4	874	865	2,808	2,807	3,689	3,679
Ottawa-Gatineau CMA (Ont. Part)	**21**	**5**	**115**	**63**	**1,966**	**1,829**	**5,636**	**5,629**	**7,738**	**7,526**

2.1.4 Private Row (Townhouse) Availability Rates (%) by Zone and Bedroom Type Ottawa-Gatineau CMA (Ont. Part)

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Downtown	-	-	**	**	**	**	**	**	**	**
Sandy Hill/Lowertown	-	-	**	**	**	**	**	**	**	**
Glebe/Old Ottawa South	-	-	**	**	**	**	6.3	2.3	5.1	1.9
Alta Vista	-	-	**	**	**	**	**	**	**	**
Carlington/Iris	-	-	-	-	**	**	**	**	**	3.2
Chinatown/Hintonburg/Westboro N	**	**	**	**	**	**	**	**	**	**
New Edinb./Manor Park/Overbrook	**	-	6.2	**	5.6	1.1	3.2	2.8	4.6	1.9
Westboro S/Hampton Pk/Britannia	-	-	-	-	**	**	**	**	**	**
Hunt Club/South Keys	-	-	-	-	**	**	6.1	6.1	6.7	6.0
Former City of Ottawa	**	**	9.0	0.0	5.1	3.3	9.3	**	7.8	5.6
Vanier	-	-	**	**	**	**	**	**	5.9	**
Gloucester North/Orleans	-	-	-	-	4.8	4.8	5.3	3.2	5.3	3.3
Eastern Ottawa Surrounding Areas	-	-	-	-	**	**	-	-	**	**
Gloucester/Eastern Areas	-	-	-	-	7.1	4.6	5.3	3.2	5.4	3.3
Nepean	**	**	**	**	7.2	**	5.8	6.3	6.2	6.8
Western Ottawa Surrounding Areas	-	-	-	-	**	**	**	**	**	**
Nepean/Western Areas	**	**	**	**	5.3	**	5.8	6.3	5.7	6.3
Ottawa-Gatineau CMA (Ont. Part)	**	**	9.6	0.0	5.2	4.8	6.7	5.7	6.3	5.5

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

2.1.5 Private Row (Townhouse) Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type
Ottawa-Gatineau CMA (Ont. Part)

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14 to Oct-15	Oct-15 to Oct-16	Oct-14 to Oct-15	Oct-15 to Oct-16	Oct-14 to Oct-15	Oct-15 to Oct-16	Oct-14 to Oct-15	Oct-15 to Oct-16	Oct-14 to Oct-15	Oct-15 to Oct-16
Downtown	-	-	**	**	**	**	**	**	**	**
Sandy Hill/Lowertown	-	-	**	**	**	**	**	**	**	++
Glebe/Old Ottawa South	-	-	**	**	**	**	5.5	**	4.2	3.6
Alta Vista	-	-	**	**	**	**	1.6	**	3.1	**
Carlington/Iris	-	-	-	-	**	**	++	++	++	++
Chinatown/Hintonburg/Westboro N	**	**	**	**	**	**	**	**	**	**
New Edinb./Manor Park/Overbrook	**	-	1.9	**	1.9	++	2.1	++	2.0	1.4
Westboro S/Hampton Pk/Britannia	-	-	-	-	**	**	4.0	**	4.3	++
Hunt Club/South Keys	-	-	-	-	**	**	**	**	**	**
Former City of Ottawa	**	**	1.8	++	1.4	++	2.2	++	2.2	1.3
Vanier	-	-	**	**	**	**	**	**	++	**
Gloucester North/Orleans	-	-	-	-	-1.5	4.5	0.9	1.2	0.8	1.4
Eastern Ottawa Surrounding Areas	-	-	-	-	**	++	-	-	**	++
Gloucester/Eastern Areas	-	-	-	-	-1.6	3.3	0.9	1.2	0.7	1.4
Nepean	**	**	**	**	2.6	**	2.0	2.7	2.1	2.5
Western Ottawa Surrounding Areas	-	-	-	-	**	**	**	**	**	**
Nepean/Western Areas	**	**	**	**	2.6	**	2.0	2.7	2.1	2.5
Ottawa-Gatineau CMA (Ont. Part)	**	**	1.7	++	2.0	1.4	1.8	1.5	1.8	1.8

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

2.1.6 Private Row (Townhouse) Turnover Rates (%) by Zone and Bedroom Type
Ottawa CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Downtown	n/a	-	n/a	**	n/a	**	n/a	**	n/a	**
Sandy Hill/Lowertown	n/a	-	n/a	**	n/a	**	n/a	**	n/a	**
Glebe/Old Ottawa South	n/a	-	n/a	**	n/a	**	n/a	**	n/a	**
Alta Vista	n/a	-	n/a	**	n/a	**	n/a	**	n/a	**
Carlington/Iris	n/a	-	n/a	-	n/a	**	n/a	**	n/a	**
Chinatown/Hintonburg/Westboro N	n/a	**	n/a	**	n/a	**	n/a	**	n/a	**
New Edinb./Manor Park/Overbrook	n/a	-	n/a	**	n/a	16.5	n/a	**	n/a	**
Westboro S/Hampton Pk/Britannia	n/a	-	n/a	-	n/a	**	n/a	**	n/a	**
Hunt Club/South Keys	n/a	-	n/a	-	n/a	**	n/a	**	n/a	**
Former City of Ottawa	n/a	**	n/a	**	n/a	16.6	n/a	**	n/a	**
Vanier	n/a	-	n/a	**	n/a	**	n/a	**	n/a	**
Gloucester North/Orleans	n/a	-	n/a	-	n/a	3.8	n/a	**	n/a	**
Eastern Ottawa Surrounding Areas	n/a	-	n/a	-	n/a	**	n/a	-	n/a	**
Gloucester/Eastern Areas	n/a	-	n/a	-	n/a	**	n/a	**	n/a	**
Nepean	n/a	**	n/a	**	n/a	**	n/a	**	n/a	**
Western Ottawa Surrounding Areas	n/a	-	n/a	-	n/a	**	n/a	**	n/a	**
Nepean/Western Areas	n/a	**	n/a	**	n/a	**	n/a	**	n/a	**
Ottawa-Gatineau CMA (Ont. Part)	n/a	**	n/a	**	n/a	**	n/a	**	n/a	**

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

3.1.1 Private Row (Townhouse) and Apartment Vacancy Rates (%) by Zone and Bedroom Type Ottawa-Gatineau CMA (Ont. Part)

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Downtown	1.9 b	1.4 a	2.5 a	1.7 a	1.9 b	2.6 b	**	3.8 d	2.3 a	1.9 a
Sandy Hill/Lowertown	3.8 c	3.9 c	2.9 b	4.0 c	5.6 c	2.3 c	**	**	3.8 b	3.5 c
Glebe/Old Ottawa South	3.5 d	**	**	3.9 d	1.0 a	2.1 c	**	**	1.9 c	3.0 c
Alta Vista	0.7 b	2.4 c	4.2 a	1.8 c	4.1 b	2.2 b	11.2 a	**	4.7 b	2.8 c
Carlington/Iris	**	1.4 a	2.7 a	2.0 a	2.8 b	2.5 b	4.6 d	**	2.8 a	2.2 a
Chinatown/Hintonburg/Westboro N	2.0 b	1.8 b	1.5 a	1.8 b	1.9 b	1.7 a	1.3 d	3.6 d	1.7 b	1.8 b
New Edinb./Manor Park/Overbrook	0.4 b	0.0 d	3.6 b	2.1 c	4.7 c	2.9 b	5.3 d	2.0 c	4.2 b	2.3 b
Westboro S/Hampton Pk/Britannia	1.7 b	2.4 b	2.4 a	1.9 a	2.5 b	1.6 a	3.5 c	2.1 b	2.4 a	1.8 a
Hunt Club/South Keys	**	0.9 a	4.0 c	2.5 a	3.8 c	3.7 a	**	10.3 a	3.7 a	3.6 a
Former City of Ottawa	2.2 b	2.1 b	2.9 a	2.3 a	3.2 b	2.4 a	5.6 d	4.8 d	3.1 a	2.5 a
Vanier	**	**	3.8 c	5.4 d	3.7 c	4.1 c	4.9 c	**	3.9 b	**
Gloucester North/Orleans	**	**	2.2 b	1.3 a	7.9 b	5.5 d	5.7 c	1.9 b	5.8 b	3.2 d
Eastern Ottawa Surrounding Areas	**	**	0.0 a	1.4 a	2.6 c	2.3 c	**	**	2.1 a	2.1 a
Gloucester/Eastern Areas	**	0.0 a	2.0 b	1.3 a	7.1 b	5.0 d	5.7 c	1.9 b	5.5 b	3.1 a
Nepean	4.6 b	5.8 c	5.0 a	4.5 c	5.2 b	4.9 c	4.0 b	5.1 c	4.7 a	4.9 b
Western Ottawa Surrounding Areas	**	**	2.1 a	9.6 d	1.6 a	1.1 a	**	**	1.8 a	4.4 a
Nepean/Western Areas	4.6 b	5.8 c	4.3 a	6.1 d	4.4 b	3.9 c	4.0 b	5.1 c	4.3 a	4.8 b
Ottawa-Gatineau CMA (Ont. Part)	**2.3 a**	**2.4 a**	**3.0 a**	**2.8 a**	**3.7 a**	**2.9 a**	**5.0 a**	**5.0 a**	**3.5 a**	**3.1 a**

3.1.2 Private Row (Townhouse) and Apartment Average Rents ($) by Zone and Bedroom Type Ottawa-Gatineau CMA (Ont. Part)

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Downtown	830 a	828 a	1,072 a	1,081 a	1,439 a	1,462 a	1,617 b	1,648 a	1,134 a	1,148 a
Sandy Hill/Lowertown	792 a	823 a	1,073 a	1,039 a	1,322 a	1,312 a	1,698 b	1,687 a	1,119 a	1,119 a
Glebe/Old Ottawa South	775 a	842 a	1,011 a	1,004 a	1,261 a	1,293 a	1,495 a	1,578 a	1,141 a	1,159 a
Alta Vista	805 a	819 a	924 a	958 a	1,132 a	1,210 a	1,372 a	1,520 a	1,052 a	1,109 a
Carlington/Iris	804 a	801 a	908 a	909 a	1,093 a	1,096 a	1,252 b	1,296 a	996 a	997 a
Chinatown/Hintonburg/Westboro N	770 a	790 a	940 a	962 a	1,239 b	1,278 a	1,556 b	1,648 a	1,024 a	1,051 a
New Edinb./Manor Park/Overbrook	773 a	775 a	976 a	938 a	1,185 a	1,087 a	1,174 a	1,206 a	1,094 a	1,038 a
Westboro S/Hampton Pk/Britannia	813 a	818 a	934 a	946 a	1,127 a	1,131 a	1,240 a	1,268 a	1,012 a	1,020 a
Hunt Club/South Keys	735 b	846 a	882 a	891 a	1,034 a	1,058 a	**	1,593 a	998 a	1,017 a
Former City of Ottawa	803 a	816 a	980 a	984 a	1,196 a	1,211 a	1,377 a	1,461 a	1,067 a	1,079 a
Vanier	643 a	686 a	842 a	782 a	960 a	971 a	1,191 a	1,217 a	913 a	877 a
Gloucester North/Orleans	806 a	802 a	922 a	930 a	1,073 a	1,081 a	1,241 a	1,238 a	1,103 a	1,107 a
Eastern Ottawa Surrounding Areas	**	**	869 a	876 a	940 a	917 a	**	**	923 a	905 a
Gloucester/Eastern Areas	802 a	796 a	918 a	925 a	1,053 a	1,058 a	1,241 a	1,238 a	1,088 a	1,090 a
Nepean	870 a	886 a	960 a	1,004 a	1,157 a	1,192 a	1,335 a	1,352 a	1,170 a	1,211 a
Western Ottawa Surrounding Areas	**	**	1,315 a	1,499 a	1,399 a	1,615 a	**	**	1,382 a	1,572 a
Nepean/Western Areas	869 a	887 a	1,016 a	1,160 a	1,214 a	1,299 a	1,337 a	1,352 a	1,202 a	1,277 a
Ottawa-Gatineau CMA (Ont. Part)	**801 a**	**812 a**	**972 a**	**982 a**	**1,174 a**	**1,201 a**	**1,329 a**	**1,372 a**	**1,078 a**	**1,097 a**

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

3.1.3 Number of Private Row (Townhouse) and Apartment Units in the Universe by Zone and Bedroom Type Ottawa-Gatineau CMA (Ont. Part)

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Downtown	1,523	1,529	5,028	5,040	2,104	2,082	245	254	8,900	8,905
Sandy Hill/Lowertown	919	945	2,891	2,908	1,725	1,719	433	445	5,968	6,017
Glebe/Old Ottawa South	196	196	1,536	1,539	1,276	1,287	256	263	3,264	3,285
Alta Vista	190	190	3,709	3,710	3,602	3,607	832	834	8,333	8,341
Carlington/Iris	490	489	3,269	3,270	2,882	2,896	427	436	7,068	7,091
Chinatown/Hintonburg/Westboro N	645	642	2,319	2,336	1,184	1,208	176	182	4,324	4,368
New Edinb./Manor Park/Overbrook	244	230	1,350	1,298	2,182	2,048	664	666	4,440	4,242
Westboro S/Hampton Pk/Britannia	436	437	2,708	2,711	2,327	2,330	199	199	5,670	5,677
Hunt Club/South Keys	113	114	1,005	1,005	1,047	1,055	249	187	2,414	2,361
Former City of Ottawa	4,756	4,772	23,815	23,817	18,329	18,232	3,481	3,466	50,381	50,287
Vanier	169	171	1,811	1,812	1,824	1,830	247	250	4,051	4,063
Gloucester North/Orleans	115	117	835	833	1,572	1,595	1,502	1,501	4,024	4,046
Eastern Ottawa Surrounding Areas	2	2	64	70	283	297	13	13	362	382
Gloucester/Eastern Areas	117	119	899	903	1,855	1,892	1,515	1,514	4,386	4,428
Nepean	154	154	1,697	1,697	3,479	3,469	2,897	2,896	8,227	8,216
Western Ottawa Surrounding Areas	2	2	545	743	768	848	256	256	1,571	1,849
Nepean/Western Areas	156	156	2,242	2,440	4,247	4,317	3,153	3,152	9,798	10,065
Ottawa-Gatineau CMA (Ont. Part)	**5,198**	**5,218**	**28,767**	**28,972**	**26,255**	**26,271**	**8,396**	**8,382**	**68,616**	**68,843**

3.1.4 Private Row (Townhouse) and Apartment Availability Rates (%) by Zone and Bedroom Type Ottawa-Gatineau CMA (Ont. Part)

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Downtown	2.7 b	2.4 b	4.4 b	3.0 a	3.4 c	4.1 c	**	**	3.8 b	3.3 b
Sandy Hill/Lowertown	4.4 c	4.7 c	5.2 b	5.1 c	7.3 c	2.8 c	5.8 c	3.7 c	5.6 b	4.4 b
Glebe/Old Ottawa South	5.8 c	**	2.6 c	6.4 c	2.1 c	3.4 c	**	**	2.8 c	4.7 c
Alta Vista	2.0 c	3.5 c	7.4 b	4.6 b	7.0 c	4.3 b	**	**	7.9 b	5.0 c
Carlington/Iris	3.8 c	3.7 c	4.8 b	3.1 b	4.7 c	4.4 c	**	4.7 c	4.7 b	3.8 b
Chinatown/Hintonburg/Westboro N	4.2 c	3.3 b	2.9 b	3.7 c	2.3 b	3.0 b	1.3 c	4.9 c	2.9 b	3.5 b
New Edinb./Manor Park/Overbrook	2.9 c	0.7 c	5.3 c	4.1 c	6.9 c	4.4 c	5.8 c	2.8 c	6.0 c	3.8 c
Westboro S/Hampton Pk/Britannia	3.6 b	4.4 c	4.7 c	3.7 b	4.0 c	2.9 c	5.3 b	3.0 b	4.4 b	3.4 b
Hunt Club/South Keys	**	3.8 c	7.2 c	4.5 c	6.1 c	5.7 c	**	10.8 c	6.2 c	5.5 c
Former City of Ottawa	3.5 b	3.3 c	5.0 c	4.0 c	5.1 c	3.9 c	7.6 c	5.6 c	5.1 c	4.0 c
Vanier	**	**	4.8 c	5.8 d	**	4.9 c	7.6 c	**	5.7 c	7.1 d
Gloucester North/Orleans	**	2.3 c	4.8 b	4.5 b	10.6 c	7.3 c	7.9 c	3.8 b	8.2 c	5.3 c
Eastern Ottawa Surrounding Areas	**	**	0.0 a	5.6 b	4.5 c	2.7 c	**	**	3.6 b	3.4 b
Gloucester/Eastern Areas	**	2.3 c	4.5 b	4.6 b	9.7 c	6.7 c	7.9 c	3.8 b	7.9 c	5.2 c
Nepean	6.6 b	6.4 c	9.4 c	7.4 c	9.0 c	7.4 c	6.0 c	6.9 c	8.0 c	7.2 b
Western Ottawa Surrounding Areas	**	**	3.6 c	11.4 d	2.6 c	1.3 c	**	**	2.9 c	5.2 c
Nepean/Western Areas	6.5 c	6.4 c	8.0 c	8.7 c	7.5 c	5.9 c	6.0 c	6.9 c	7.2 c	6.9 c
Ottawa-Gatineau CMA (Ont. Part)	**3.6**	**3.7**	**5.2**	**4.5**	**6.0**	**4.5**	**7.1**	**6.4**	**5.6**	**4.7**

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

3.1.5 Private Row (Townhouse) and Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type
Ottawa-Gatineau CMA (Ont. Part)

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14 to Oct-15	Oct-15 to Oct-16	Oct-14 to Oct-15	Oct-15 to Oct-16	Oct-14 to Oct-15	Oct-15 to Oct-16	Oct-14 to Oct-15	Oct-15 to Oct-16	Oct-14 to Oct-15	Oct-15 to Oct-16
Downtown	2.7	++	1.9	3.1	2.1	3.1	++	++	2.0	2.6
Sandy Hill/Lowertown	2.5	2.7	2.1	++	**	++	++	++	1.3	1.5
Glebe/Old Ottawa South	1.4	4.2	4.2	++	3.1	3.5	3.5	1.8	3.0	2.3
Alta Vista	0.9	1.2	3.4	1.9	3.6	1.1	3.6	2.3	3.5	1.5
Carlington/Iris	3.8	3.7	3.7	1.2	5.9	++	++	++	3.9	0.8
Chinatown/Hintonburg/Westboro N	1.6	4.0	3.5	2.9	3.1	3.7	2.5	2.6	3.1	2.9
New Edinb./Manor Park/Overbrook	1.0	3.9	2.2	3.4	3.1	2.0	2.4	++	2.5	2.4
Westboro S/Hampton Pk/Britannia	2.9	0.9	3.6	1.3	4.7	0.9	++	++	3.9	1.4
Hunt Club/South Keys	++	**	2.4	1.1	1.7	1.6	**	**	1.1	**
Former City of Ottawa	2.4	2.5	3.0	1.9	3.4	1.8	1.5	++	2.8	1.8
Vanier	4.9	2.7	2.5	2.0	++	**	++	++	++	2.0
Gloucester North/Orleans	4.5	++	3.4	0.8	3.0	1.0	0.8	2.3	2.3	1.2
Eastern Ottawa Surrounding Areas	**	**	**	++	++	-0.9	**	**	++	++
Gloucester/Eastern Areas	5.0	++	3.3	0.9	2.7	0.8	0.8	2.3	2.1	1.0
Nepean	4.5	4.5	3.6	5.0	3.1	4.6	1.9	4.1	2.9	4.3
Western Ottawa Surrounding Areas	**	**	++	1.6	1.1	2.2	**	**	0.7	2.2
Nepean/Western Areas	4.4	4.3	3.0	4.4	2.8	4.1	1.9	4.0	2.6	4.0
Ottawa-Gatineau CMA (Ont. Part)	**2.6**	**2.6**	**3.0**	**2.1**	**3.0**	**2.1**	**1.5**	**2.4**	**2.6**	**2.1**

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

3.1.6 Private Row (Townhouse) and Apartment Turnover Rates (%) by Zone and Bedroom Type
Ottawa CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Downtown	n/a	21.9	n/a	20.6	n/a	21.9	n/a	**	n/a	21.2
Sandy Hill/Lowertown	n/a	**	n/a	**	n/a	24.1	n/a	**	n/a	29.1
Glebe/Old Ottawa South	n/a	**	n/a	33.7	n/a	28.2	n/a	**	n/a	31.6
Alta Vista	n/a	**	n/a	24.3	n/a	**	n/a	**	n/a	24.1
Carlington/Iris	n/a	**	n/a	21.0	n/a	19.8	n/a	**	n/a	20.5
Chinatown/Hintonburg/Westboro N	n/a	22.0	n/a	19.0	n/a	16.0	n/a	**	n/a	18.8
New Edinb./Manor Park/Overbrook	n/a	26.6	n/a	20.2	n/a	**	n/a	**	n/a	**
Westboro S/Hampton Pk/Britannia	n/a	31.6	n/a	21.1	n/a	17.5	n/a	**	n/a	20.5
Hunt Club/South Keys	n/a	14.5	n/a	17.5	n/a	19.7	n/a	**	n/a	18.2
Former City of Ottawa	n/a	24.8	n/a	23.3	n/a	22.7	n/a	**	n/a	23.2
Vanier	n/a	**	n/a	**	n/a	**	n/a	**	n/a	16.0
Gloucester North/Orleans	n/a	29.3	n/a	21.8	n/a	16.4	n/a	**	n/a	**
Eastern Ottawa Surrounding Areas	n/a	**	n/a	**	n/a	24.0	n/a	**	n/a	22.6
Gloucester/Eastern Areas	n/a	29.0	n/a	21.5	n/a	18.0	n/a	**	n/a	20.9
Nepean	n/a	**	n/a	**	n/a	**	n/a	**	n/a	**
Western Ottawa Surrounding Areas	n/a	**	n/a	**	n/a	12.0	n/a	**	n/a	**
Nepean/Western Areas	n/a	**	n/a	**	n/a	**	n/a	**	n/a	**
Ottawa-Gatineau CMA (Ont. Part)	**n/a**	**24.4**	**n/a**	**22.0**	**n/a**	**21.2**	**n/a**	**24.5**	**n/a**	**22.2**

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

4.1.1 Rental Condominium Apartments and Private Apartments in the RMS[1]
Vacancy Rates (%)
Ottawa-Gatineau CMA (Ont. Part) - October 2016

Condo Sub Area	Rental Condominium Apartments		Apartments in the RMS[1]	
	Oct-15	Oct-16	Oct-15	Oct-16
Downtown	2.4 c	1.3 a	2.7 a	2.6 a
Inner Suburbs	1.4 a	1.3 a	3.3 b	2.7 a
Outer Suburbs	3.6 d	0.8 a	4.1 a	3.7 b
Ottawa-Gatineau CMA (Ont. Part)	**2.6 b**	**1.1 a**	**3.4 a**	**3.0 a**

[1]Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

4.1.2 Rental Condominium Apartments and Private Apartments in the RMS[1]
Average Rents ($) by Bedroom Type
Ottawa-Gatineau CMA (Ont. Part) - October 2016

Condo Sub Area	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +	
	Rental Condo Apts.	Apts. in the RMS[1]	Rental Condo Apts.	Apts. in the RMS[1]	Rental Condo Apts.	Apts. in the RMS[1]	Rental Condo Apts.	Apts. in the RMS[1]
Downtown	**	827 a	1,435 c	1,056 a d	1,910 d	1,376 a A	**	1,642 a
Inner Suburbs	**	785 a	1,140 c	926 a d	1,600 d	1,148 a A	**	1,423 b
Outer Suburbs	**	825 a	1,068 b	983 a d	1,335 b	1,162 a A	1,453 b	1,289 a A
Ottawa-Gatineau CMA (Ont. Part)	**	**812 a**	**1,234 b**	**982 a A**	**1,551 b**	**1,201 a A**	**1,769 c**	**1,457 a A**

[1]Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

4.1.3 Rental Condominium Apartments - Average Rents ($) by Bedroom Type Ottawa-Gatineau CMA (Ont. Part) - October 2016

Condo Sub Area	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Downtown	**	**	1,375 d	1,435 c	1,925 d	1,910 d	**	**	1,817 d	1,922 c
Inner Suburbs	**	**	1,330 c	1,140 c	1,501 c	1,600 d	**	**	1,532 c	1,655 c
Outer Suburbs	**	**	1,148 d	1,068 b	1,291 a	1,335 b	**	1,453 b	1,339 b	1,282 a
Ottawa-Gatineau CMA (Ont. Part)	**	**	**1,306 b**	**1,234 b**	**1,452 b**	**1,551 b**	**	**1,769 c**	**1,488 b**	**1,560 b**

4.2.1 Rental Condominium Apartments and Private Apartments in the RMS[1] Total Vacancy Rates (%) By Building Size Ottawa-Gatineau CMA (Ont. Part) - October 2016

Size	Rental Condominium Apartments		Apartments in the RMS[1]	
	Oct-15	Oct-16	Oct-15	Oct-16
Ottawa-Gatineau CMA (Ont. Part)				
3 to 24 Units	5.4 d	4.1 d	4.0 b	4.9 b
25 to 49 Units	3.7 d	1.4 a	3.6 b	2.6 a
50 to 99 Units	**	1.0 a	3.1 a	2.5 a
100 to 199 Units	2.8 c	0.9 a	3.0 a	2.4 a
200+ Units	**	0.8 a	3.4 b	2.3 a
Total	2.6 b	1.1 a	3.4 a	3.0 a

[1]Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
Condominium Apartments
Ottawa-Gatineau CMA (Ont. Part) - October 2016

Condo Sub Area	Condominium Universe		Rental Units [1]		Percentage of Units in Rental		Vacancy Rate	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Downtown	8,538	9,221	2,410 a	3,447 a	28.2 a	37.4 a	2.4 c	1.3 a
Inner Suburbs	10,541	10,721	1,933 a	2,634 a	18.3 a	24.6 a	1.4 a	1.3 a
Outer Suburbs	12,937	13,667	3,000 a	3,533 a	23.2 a	25.9 a	3.6 d	0.8 a
Ottawa-Gatineau CMA (Ont. Part)	**32,016**	**33,609**	**7,331 a**	**9,635 a**	**22.9 a**	**28.7 a**	**2.6 b**	**1.1 a**

[1] Columns may not add in the estimated number of Rental Units due to a) rounding or b) variability due to sampling.

4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
Condominium Apartments By Project Size
Ottawa-Gatineau CMA (Ont. Part) - October 2016

Condo Sub Area	Condominium Universe		Rental Units [1]		Percentage of Units in Rental		Vacancy Rate	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Ottawa-Gatineau CMA (Ont. Part)								
3 to 24 Units	1,953	1,826	413 a	407 a	21.2 a	22.3 a	5.4 d	4.1 d
25 to 49 Units	3,134	3,202	644 a	786 a	20.6 a	24.5 a	3.7 d	1.4 a
50 to 99 Units	5,315	5,580	1,125 a	1,487 a	21.2 a	26.6 a	**	1.0 a
100 to 199 Units	11,949	12,911	3,036 a	3,461 a	25.4 a	26.8 a	2.8 c	0.9 a
200+ Units	9,665	10,090	2,148 a	3,436 a	22.2 a	34.1 a	**	0.8 a
Total	32,016	33,609	7,331 a	9,635 a	22.9 a	28.7 a	2.6 b	1.1 a

[1] Columns may not add in the estimated number of Rental Units due to a) rounding or b) variability due to sampling.

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

5.1 Other Secondary Rented Unit[1] Average Rents ($) by Dwelling Type Ottawa-Gatineau CMA (Ont. Part) - October 2016

	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16	Oct-15	Oct-16
Ottawa-Gatineau CMA (Ont. Part)										
Single Detached	**	**	**	**	**	1,219 d	1,517 c	1,611 c	1,414 c	1,537 c
Semi detached, Row and Duplex	**	**	**	**	1,150 c	**	1,334 b	1,535 c	1,292 b	1,489 c
Other-Primarily Accessory Suites	**	**	**	829 b	1,129 c	**	**	**	**	987 d
Total	**	**	**	830 d	1,118 b	1,315 d	1,375 b	1,553 c	1,299 b	1,455 b

[1]Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

5.2 Estimated Number of Households in Other Secondary Rented Units[1] by Dwelling Type Ottawa-Gatineau CMA (Ont. Part) - October 2016

	Estimated Number of Households in Other Secondary Rented Units[1]	
	Oct-15	Oct-16
Ottawa-Gatineau CMA (Ont. Part)		
Single Detached	**	**
Semi detached, Row and Duplex	24,670 b	23,194 c
Other-Primarily Accessory Suites	**	**
Total	35,766	33,133

[1]Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our Methodology page.

TECHNICAL NOTE:

Difference between Percentage Change of Average Rents (Existing and New Structures) AND Percentage Change of Average Rents from Fixed Sample (Existing Structures Only):

Percentage Change of Average Rents (New and Existing Structures): The increase/decrease obtained from the calculation of percentage change of average rents between two years (example: $500 in the previous year vs. $550 in current survey represents an increase of 10 percent) is impacted by changes in the composition of the rental universe (e.g. the inclusion of newly built luxury rental buildings in the survey, rental units renovated/upgraded or changing tenants could put upward pressure on average rents in comparison to the previous year) as well as by the rent level movement (e.g. increase/decrease in the level of rents that landlords charge their tenants).

Percentage Change of Average Rents from Fixed Sample (Existing Structures Only): This is a measure that estimates the rent level movement. The estimate is based on structures that were common to the survey sample for both the previous year and the current Rental Market Surveys. However, some composition effects still remain e.g. rental units renovated/upgraded or changing tenants because the survey does not collect data to such level of details.

METHODOLOGY FOR RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts the **Rental Market Survey** (RMS) every year in October to estimate the relative strengths in the rental market. The survey is conducted on a sample basis in all urban areas with populations of 10,000 and more. The survey targets only privately initiated structures with at least three rental units, which have been on the market for at least three months. The survey collects market rent levels, availability, turnover and vacancy unit data for all sampled structures.

The survey is conducted by a combination of telephone interviews and site visits, and information is obtained from the owner, manager, or building superintendent. The survey is conducted during the first two weeks of October, and the results reflect market conditions at that time.

CMHC is constantly reviewing the Universe of rental structures in the rental market Universe to ensure that it is as complete as possible. Every year, any newly completed rental structures with at least 3 rental units are added to the Universe. In addition to this, CMHC undertakes comprehensive reviews by comparing the Universe listing to other sources of data to ensure that the list of structures is as complete as possible.

CMHC's Rental Market Survey provides a snapshot of vacancy, availability, and turnover rates and average rents in both new and existing structures. There also exists a measure for the change in rent that is calculated based on existing structures only. The estimate is based on structures that were common to the survey sample for both the previous and the current Rental Market Surveys. The change in rent in existing structures is an estimate of the change in rent that the landlords charge and removes compositional effects on the rent level movement due to new buildings, conversions, and survey sample rotation. The estimate of percent change in rent is available in all Canada and Provincial Highlights publications, and also in the CMA reports. The rent levels in new and existing structures are also published. While the percent change in rents in existing structures published in the reports are statistically significant, changes in rents that one might calculate based on rent levels in new and existing structures may or may not be statistically significant.

METHODOLOGY FOR SECONDARY RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts a survey of the **Secondary Rental Market** (SRMS) in late summer and early fall to estimate the relative strengths in the secondary rental market which is defined as those dwellings not covered by the regular RMS – rented single-detached homes, semi-detached (double) homes, rented freehold row/townhomes, rented duplex apartments (i.e., one-above-other), rented accessory apartments (separate dwelling units that are located within the structure of another dwelling type), rented condominiums (can be any dwelling type but are primarily apartments), and one or two apartments which are part of a commercial or other type of structure.

The SRMS has two components which are conducted in selected CMAs:

- A Household Rent Survey of all households to collect information about rents in the following CMAs: Abbotsford-Mission, Barrie, Calgary, Edmonton, Halifax, Hamilton, Kelowna, Montréal, Ottawa, Québec, Regina, Saskatoon, St. Catharines-Niagara, St. John's, Toronto, Vancouver, Victoria, Windsor and Winnipeg.
- A Condominium Apartment Survey to collect vacancy and rent information in the following CMAs: Calgary, Edmonton, Gatineau, Halifax, Hamilton, Kelowna, Kitchener-Cambridge-Waterloo, London, Montréal, Ottawa, Québec, Regina, Saskatoon, Toronto, Vancouver, Victoria and Winnipeg.

Both these surveys are conducted by telephone interviews. For the Condominium Apartment Survey, information is obtained from the property management company or condominium (strata) board, or building superintendent and can be supplemented by site visits if no telephone contact is made. For the Household Rent Survey, information is collected from an adult living in the household. Both surveys are conducted in late summer and early fall, and the results reflect market conditions at that time.

CMHC publishes the number of units rented and vacancy rates from the Condominium Apartment Survey. For the Household Rent Survey, the average rent is published. A letter code representing the statistical reliability (i.e., the coefficient of variation (CV)) for each estimate is provided to indicate the data reliability.

Every year CMHC reviews the method of estimation for Household Rent Survey, which may result in some changes to previously published estimates. All statistics in this report are reflective of the new method of estimation.

RENTAL MARKET SURVEY (RMS) AND SECONDARY RENTAL MARKET SURVEY (SRMS) DATA RELIABILITY

CMHC does not publish an estimate (e.g. Vacancy Rates and Average Rents) if the reliability of the estimate is too low or the confidentiality rules are violated. The ability to publish an estimate is generally determined by its statistical reliability, which is measured using the coefficient of variation (CV). CV of an estimate is defined as the ratio of the standard deviation to the estimate and CV is generally expressed a percentage. For example, let the average rent for one bedroom apartments in a given CMA be $\bar{x}$ and its standard deviation be $\sigma_{\bar{x}}$. Then the Coefficient of Variation is given by $CV = \frac{\sigma_{\bar{x}}}{\bar{x}}$.

Please click Methodology or Data Reliability Tables Appendix link for more details.

Reliability Codes for Proportions

CMHC uses CV, sampling fraction and universe size to determine the ability to publish proportions such as vacancy rates, availability rates and turnover rates. The following letter codes are used to indicate the level of reliability of proportions:

a – Excellent
b – Very good
c – Good
d – Fair (Use with Caution)
** – Poor – Suppressed
++ – Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
- – No units exist in the universe for this category
n/a – Not applicable

The following two tables indicate the level of reliability of proportions:

If the proportion is Zero (0) and sampling fraction is less than 100% then the following levels are assigned:

	Sampling Fraction (%) range				
Structures in Universe	**(0,20]***	**(20,40]**	**(40,60]**	**(60,80]**	**(80,100)**
3 – 10	Poor	Poor	Poor	Poor	Poor
11 – 20	Poor	Fair	Fair	Fair	Good
21 – 40	Poor	Fair	Fair	Good	Very Good
41 – 80	Poor	Fair	Good	Good	Very Good
81+	Poor	Good	Good	Very Good	Very Good

*(0, 20] means sampling fraction is greater than 0% but less than or equal to 20%; others are similar.

Otherwise, the following table is used to determine the reliability level of proportions:

	Coefficient of Variation (CV) %						
Vacancy Rate	**0**	**(0,5]**	**(5,10]**	**(10,16.5]**	**(16.5,33.3]**	**(33.3,50]**	**50+**
(0,0.75]	Excellent	Excellent	Excellent	Excellent	Excellent	V. Good	V. Good
(0.75,1.5]	Excellent	Excellent	Excellent	Excellent	Excellent	Fair	Poor
(1.5,3]	Excellent	Excellent	Excellent	V. Good	Good	Poor	Poor
(3,6]	Excellent	Excellent	V. Good	Good	Fair	Poor	Poor
(6,10]	Excellent	Excellent	V. Good	Good	Poor	Poor	Poor
(10,15]	Excellent	Excellent	Good	Fair	Poor	Poor	Poor
(15,30]	Excellent	Excellent	Fair	Poor	Poor	Poor	Poor
(30,100]	Excellent	Excellent	Poor	Poor	Poor	Poor	Poor

Reliability Codes for Averages and Totals

CMHC uses the CV to determine the reliability level of the estimates of average rents and a CV cut-off of 10% for publication of totals and averages. It is felt that this level of reliability best balances the need for high quality data and not publishing unreliable data. CMHC assigns a level of reliability as follows (CV's are given in percentages):

a – If the CV is greater than 0 and less than or equal to 2.5 then the level of reliability is **Excellent**.
b – If the CV is greater than 2.5 and less than or equal to 5 then the level of reliability is **Very Good**.
c – If the CV is greater than 5 and less than or equal to 7.5 then the level of reliability is **Good**.
d – If the CV is greater than 7.5 and less than or equal to 10 then the level of reliability is **Fair**.
** – If the CV is greater than 10 then the level of reliability is **Poor**. (Do Not Publish)

Arrows indicate Statistically Significant Changes

Use caution when comparing statistics from one year to the next. Even if there is a year over year change, it is not necessarily a statistically significant change. When applicable, tables in this report include indicators to help interpret changes:

↑ indicates the year-over-year change is a statistically significant increase.
↓ indicates the year-over-year change is a statistically significant decrease.
– indicates that the effective sample does not allow one to interpret any year-over-year change as being statistically significant.
△ indicates that the change is statistically significant

DEFINITIONS

Availability: A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant (see definition of vacancy below).

Rent: The rent refers to the actual amount tenants pay for their unit. No adjustments are made for the inclusion or exclusion of amenities and services such as heat, hydro, parking, and hot water. For available and vacant units, the rent is the amount the owner is asking for the unit.

It should be noted that the average rents reported in this publication provide a sound indication of the amounts paid by unit size and geographical sector. Utilities such as heating, electricity and hot water may or may not be included in the rent.

Rental Apartment Structure: Any building containing three or more rental units, of which at least one unit is not ground oriented. Owner-occupied units are not included in the rental building unit count.

Rental Row (Townhouse) Structure: Any building containing three or more rental units, all of which are ground oriented with vertical divisions. Owner-occupied units are not included in the rental building unit count. These row units in some centres are commonly referred to as townhouses.

Vacancy: A unit is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

Turnover: A unit is counted as being turned over if it was occupied by a new tenant moved in during the past 12 months. A unit can be counted as being turned over more than once in a 12 month period.

Definitions of Census Areas referred to in this publication are as follows:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

Data presented is based on Statistics Canada's 2011 Census area definitions.

Acknowledgement

The Rental Market Survey and the Secondary Rental Market Survey could not have been conducted without the cooperation of the rental property owners, managers, building superintendents and household members throughout Canada. CMHC acknowledges their hard work and assistance in providing timely and accurate information. As a result of their contribution CMHC is able to provide information that benefits the entire housing industry.

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